

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT:
COURTESY REVIEW LEVEL**

**For HDC Meeting August 19, 2004
MEETING NO. 10-04
Decision scheduled for September 16, 2004**

APPLICATION: HDC2004-00310

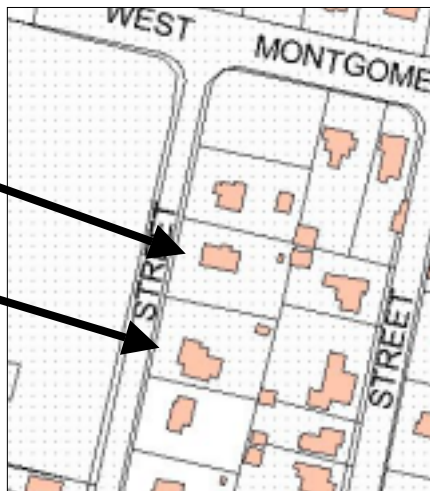
DATE FILED: July 27, 2004

**APPLICANT/
OWNER:** Bob and Barbara Craig
16 Thomas Street
Rockville, MD 20850

REQUEST: Rear and Side Additions



Subject



10 Thomas

16 Thomas

PROPERTY DESCRIPTION:

16 Thomas Street is legally described as Lot 10, Veirs Addition to Rockville. The present enclosed area is 2,634 square feet on a 14,000 square foot lot. The original 8-room L-shaped house with a full width front porch was built in 1890 by Cooke Luckett as a speculative investment. It sold in 1891 to Virginia Larmar for \$3700 on a substantially larger parcel. The house at 10 Thomas was built at the same time in the same design. Both had uncoursed field stone foundations, a rectangular shaped mass with a rear kitchen block, German tongue and groove wood siding, and cross gabled standing seam terne clad roofs. The low hipped-roof full width front porch wrapped to the main block on the north façade. A rear kitchen block and porch was on the east façade. The house at 16 Thomas was altered in the 1950s by the removal of part of the south half of front porch and enclosure of the remaining wrap-around front porch. It appears that the porch roof pitch was also altered. The original 9-foot 2/2 window in the south bay of the front façade was been replaced by two smaller 1/1 windows to match those in the enclosed front porch. A further extension of the porch to the north and along the north

façade was done in 1983. At the same time, a two-story bay with a one-story extension was added to the south façade.

PREVIOUS ACTIONS AT THIS ADDRESS:

HD-89-83	Extend north front bay of house and wrap along north façade, addition on south façade, replace roof, tear down garage. Approved 5/17/83
HD-126-85	Install wooden fish scale shingles above double door- approved 6/16/85
HD-180-87	Tree pruning approved 7/21/87
HD-197-88	Deck railing approved 5/17/88
HD-203-88	Extend deck and cover porch entrance approved 7/19/88
HD-8-91	Tree removal and construction of an outbuilding: deferred



Rear (west) facades 16 Thomas and 10 Thomas

REQUEST: The Applicant requests a Certificate of Approval to enclose both stories of an existing two-story deck and construct additions on the east (rear) façade, add second story to rear area.

1. *Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area*

Although altered, the house with its site is a contributing resource to the West Montgomery Avenue Historic District and the Thomas Street streetscape. The house was built as a twin to 10 Thomas Street in 1890 and sold for \$3,700 in 1891 as an upper middle class residence in post-railroad Rockville near the elegant Woodlawn Hotel, now Chestnut Lodge.

2. *The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The proposed additions and modifications are sited on the east or rear façade and will not be prominently visible by the public from Thomas Avenue. The proposed gabled tower in place of a two-story deck will surmount the present ridgepole and presents a significant change to the roof profile, which is not in keeping with the original simple massing of the house. This house had a porch and window modification prior to the present ownership and additional additions in 1983 that have complicated the original simplicity and massing of the house. The extensions proposed by the property owner in the rear are not visible from the street, but constitute a demolition of previous work and rebuilding. Staff would like to ensure that this is the best solution to meet the homeowner's need

for larger interior space and flexibility. If such is the case, it appears to be an opportunity to redesign the rear additions more effectively for appearance and use. The property owner will provide some alternative ideas as well.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The owner proposes to utilize the same materials and same design of the trim, surrounds and exterior German siding as is present on the existing house.

Materials Table: to be completed for final decision

Feature	Original	Addition	Proposed
Exterior siding	Wood German 5.25"		Same
Cornerboards. Frieze, Cornice	Wood 4.5 " cornerboards,	None	Same?
Roof cladding	Standing seam terne	Now all Comp. Shingle	Comp. shingle
Eave / Returns	(How much overhang?)	To be determined	To be determined
Windows	2/2	1/1	2/2 or 1/1 as original wood?
Shutters	Wood, louvered, all windows	Removed	No
Exterior Door	Wood ½ glazed, panel, transom- now removed	To be determined	To be determined
Window/door surrounds	4 "wood with cornice drip caps, prominent sill, molding under	To be determined	To be determined
Porch	NA		To be determined
Decking	NA		NA
Railing			To be determined
Foundation	Uncoursed field stone	Parged Cinder block	To be determined
Water table	Wood		To be determined

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends that the applicant work with the HDC and possibly an architect to design a rear addition that can achieve the owner's goals of adding additional interior space to render the house more useable and create a compatible addition. The plans submitted by the applicant are at the concept level. More detail is required for an approvable plan, which will require an architect or a licensed engineer to prepare. Staff

recommends that before spending money on detailed plans, the applicant should consult with the HDC and get comments and suggestions on the proposed additions.

The owner has made excellent efforts towards keeping the exterior material similar but also distinctive. The present additions continue the German wood siding, however the siding is noticeably larger in width than the original house siding. See Attached photo sheets and plans:

Details for
16 Thomas Street
Additions - Enclosures

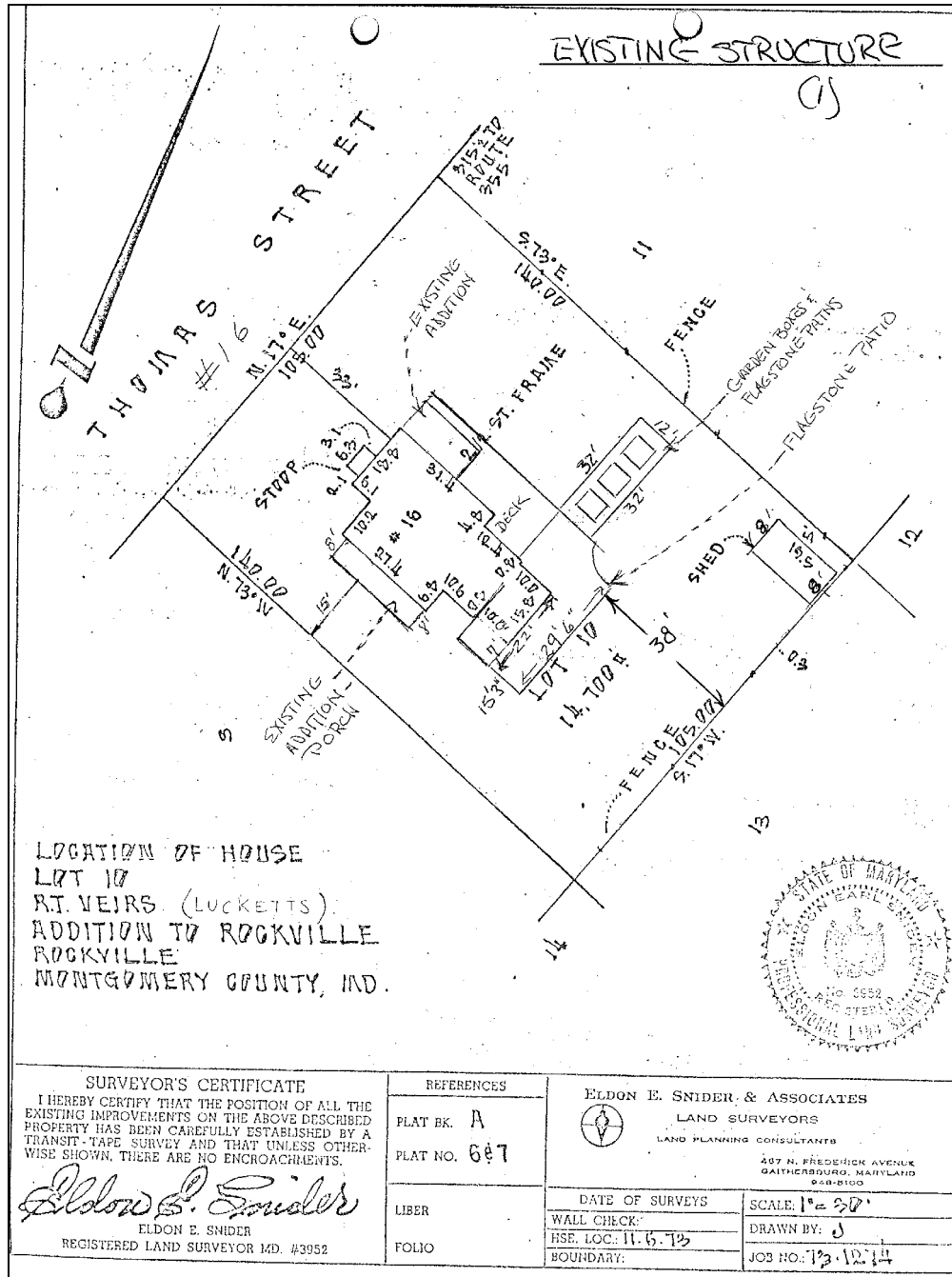
All materials/trim not presented here
will conform with materials on
existing structure - i.e., moldings/trim,
wood siding (same size as original
wood siding)

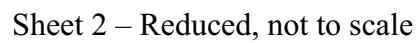
Windows & Roofing, presented via
brochure/ brochure photocopy.

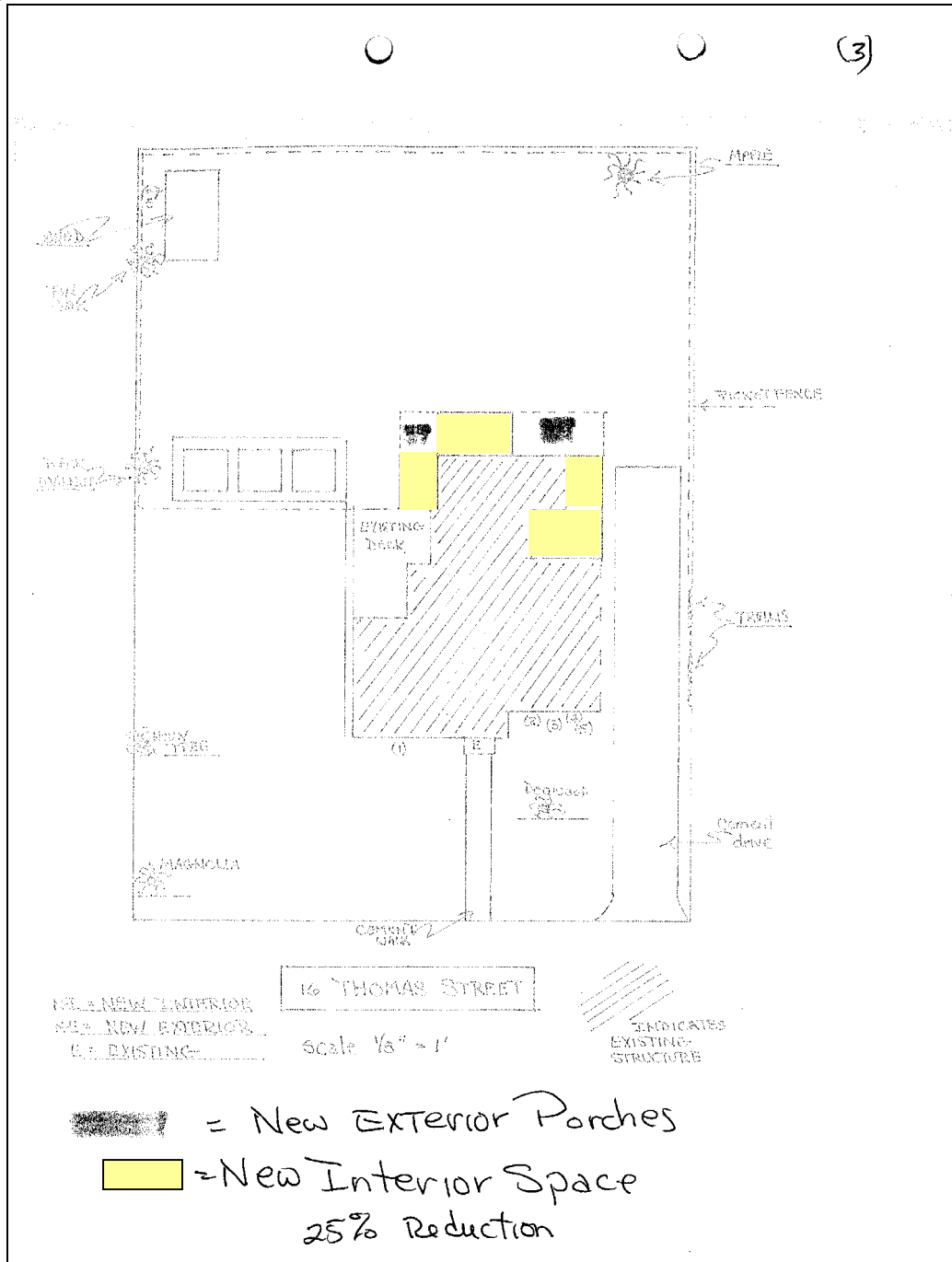
Barbara Crawford

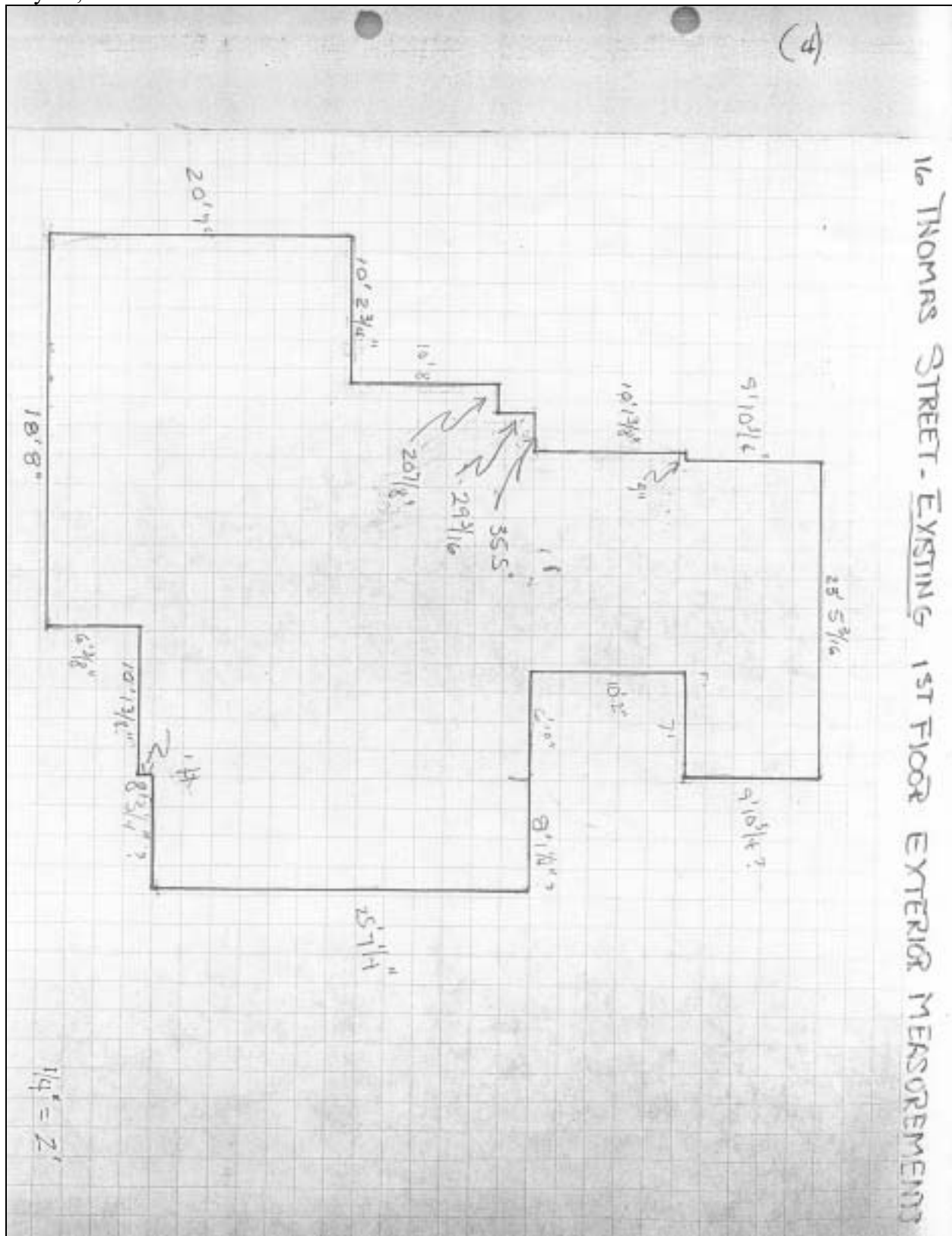
CONTENTS

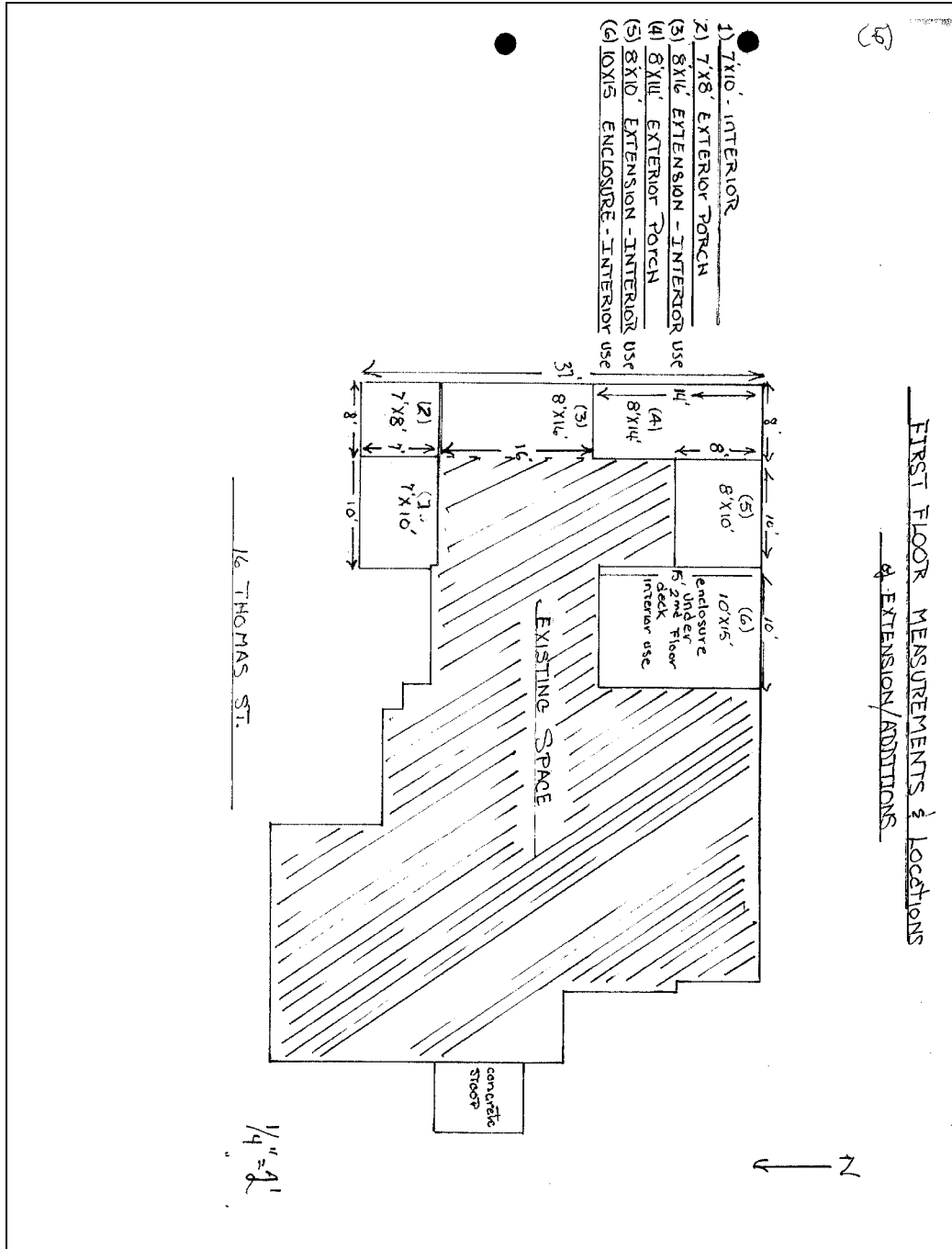
- (1) PLAT OF 16 THOMAS ST. WITH EXISTING STRUCTURES
- (2) PLAT with changes
- (3) Property with TREES INDICATED
- (4) EXTERIOR MEASUREMENTS of 1st Floor
(2nd Floor is at least 30% smaller than existing 1st Level)
- (5) Measurements of New (proposed) areas
- (6) Measurements of Proposed additions on 2nd Floor
- (7) Elevation of Back & South Side showing Roof line
- (8) North Section
- (9) East Section
- (10) South Section

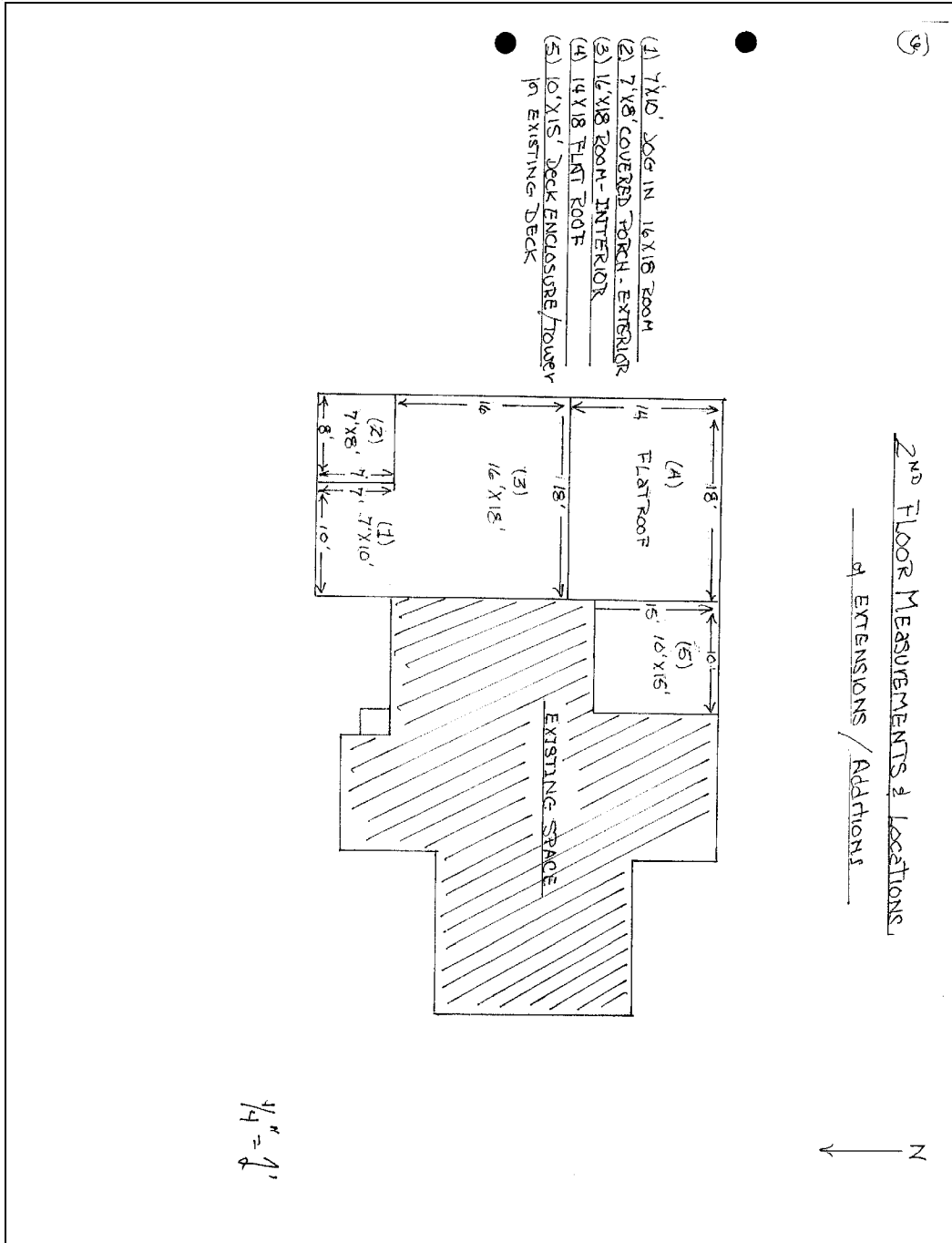


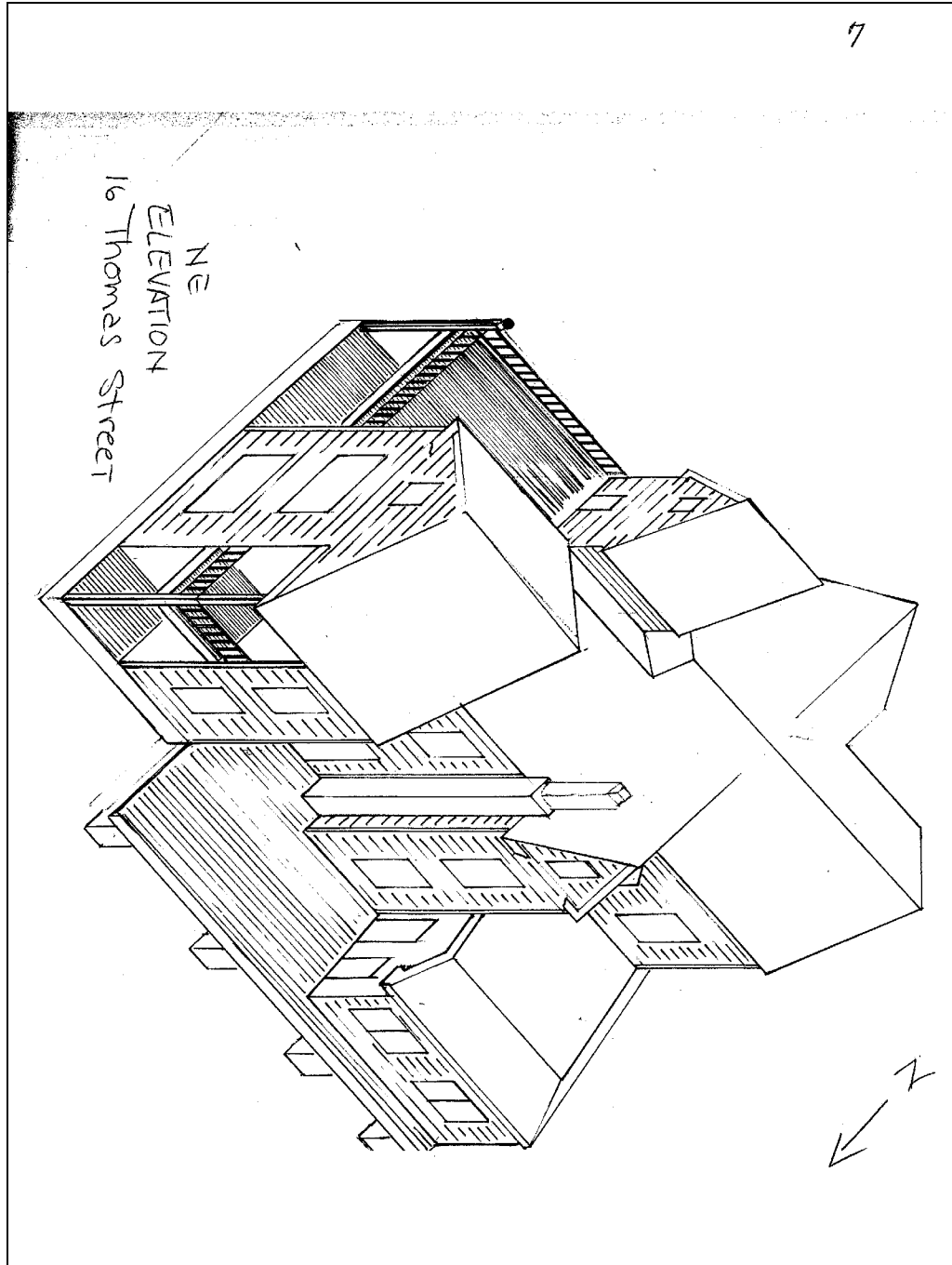




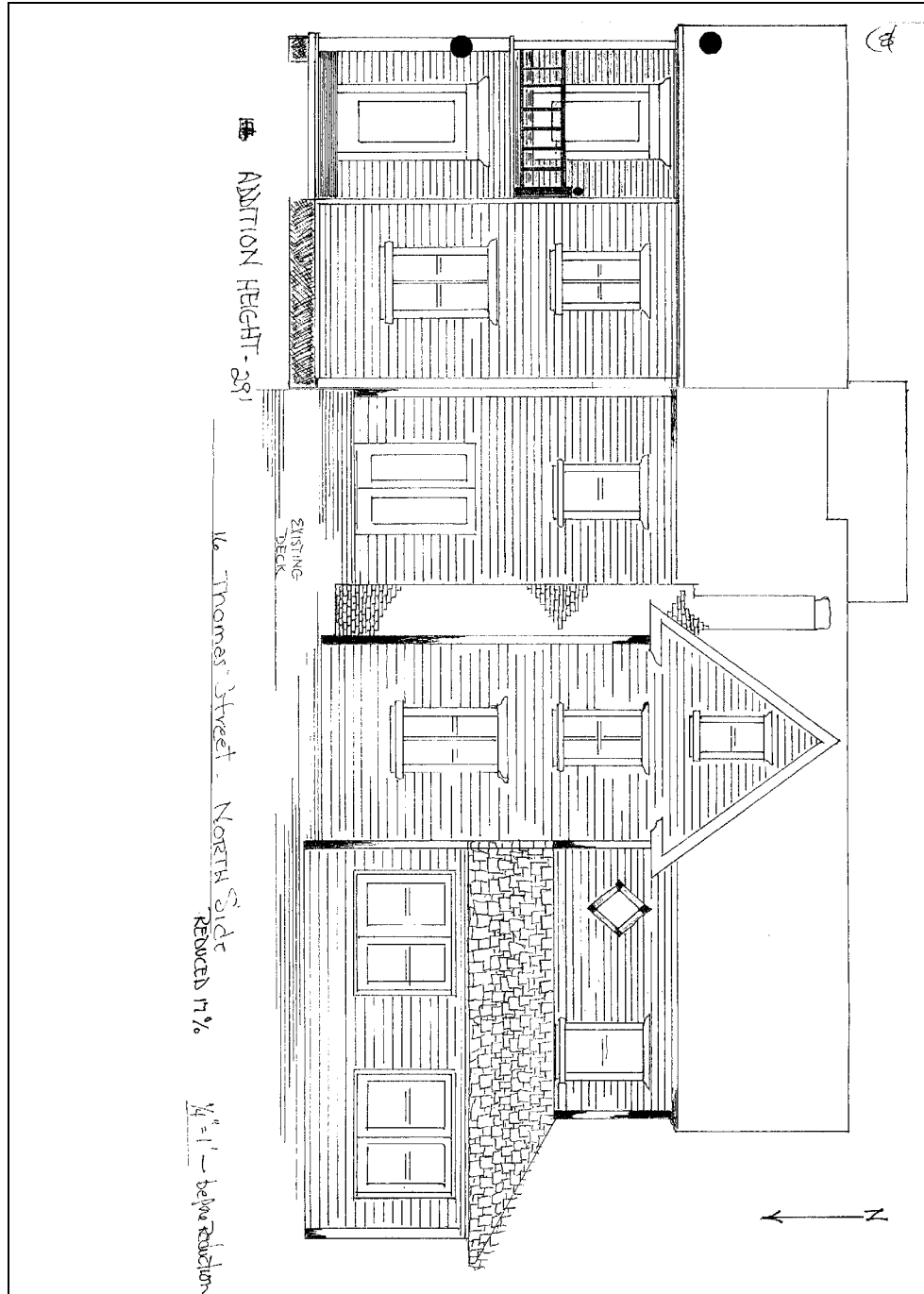




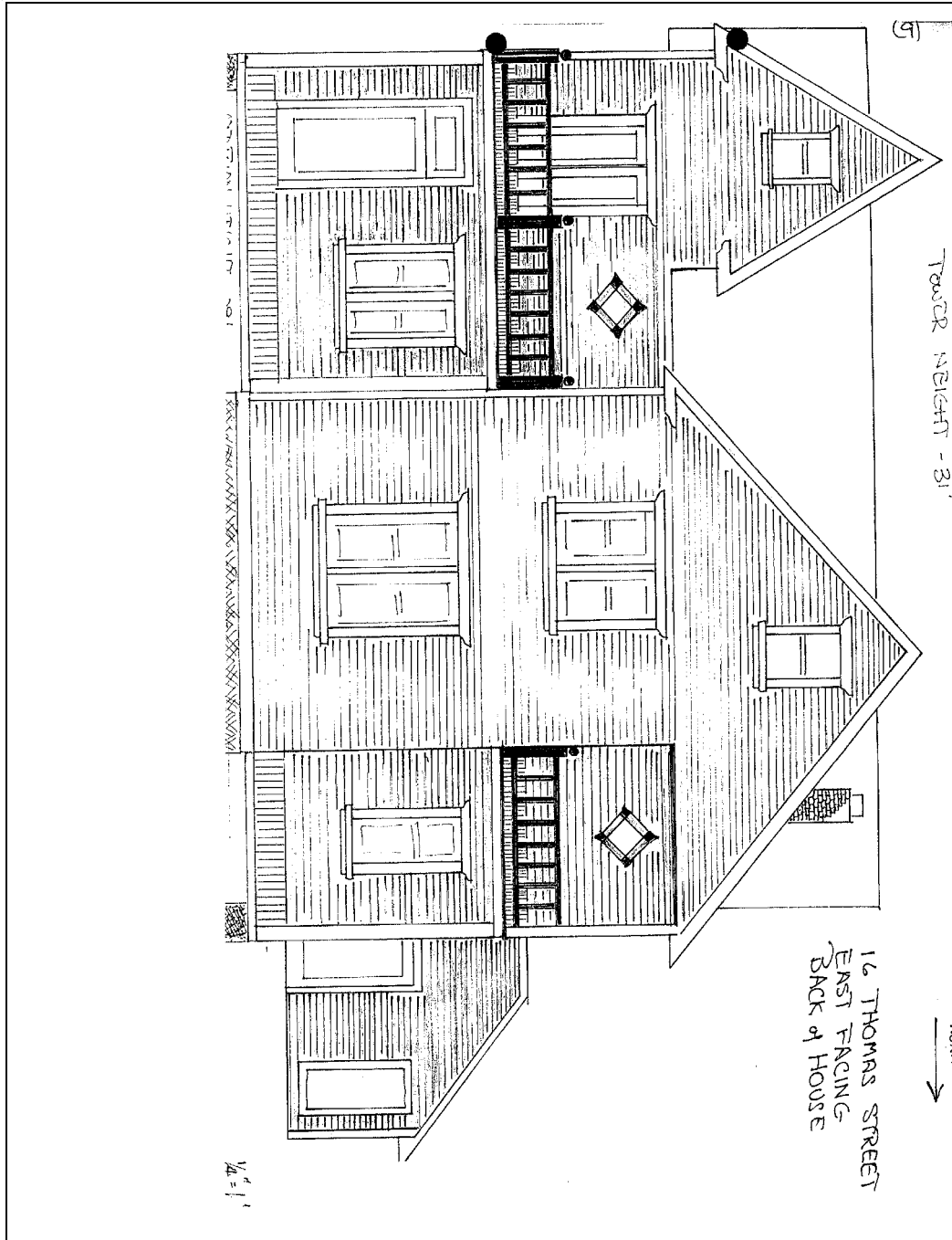




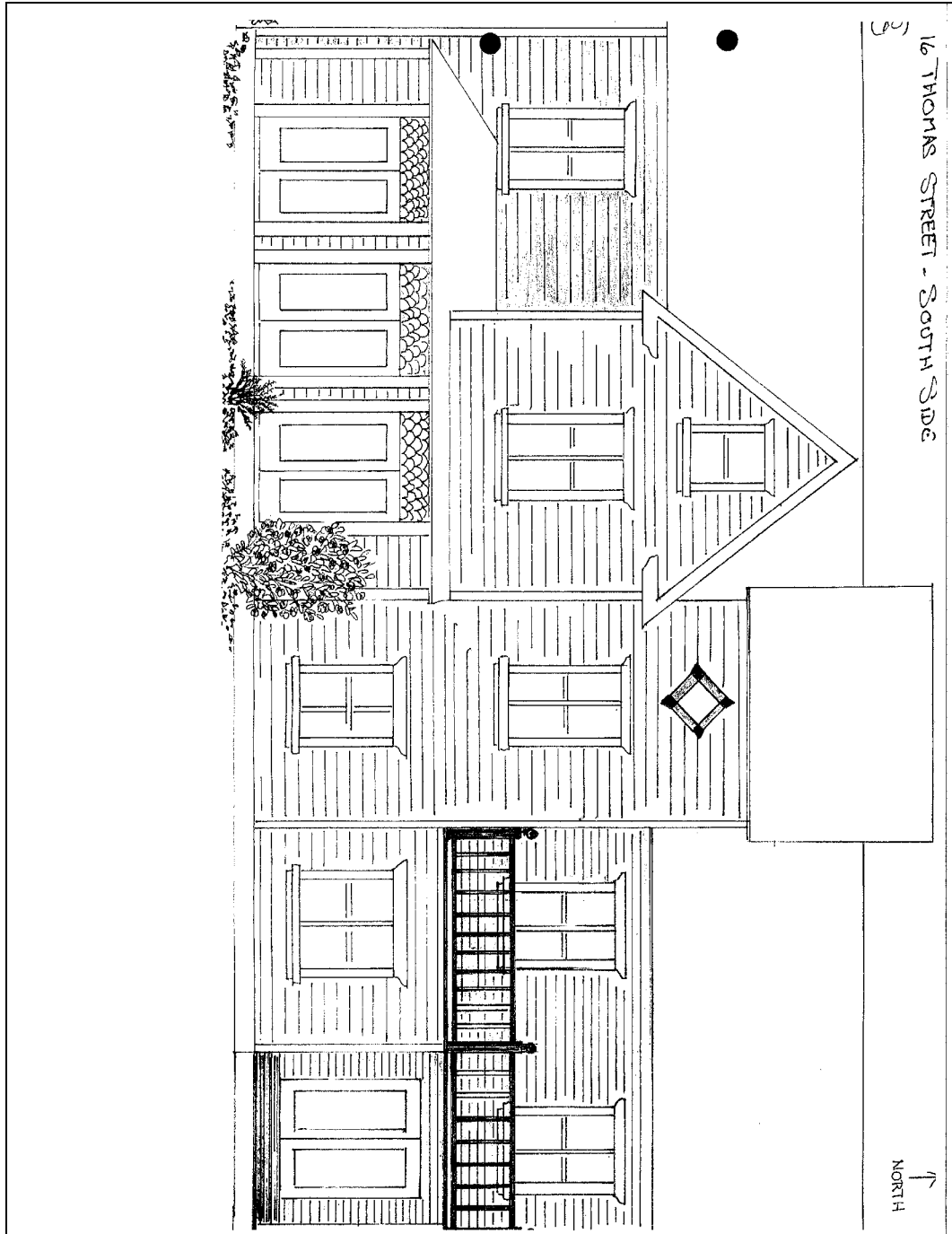
Sheet 7 – Reduced, not to scale



Sheet 8 – Reduced, not to scale



Sheet 9 – Reduced, not to scale



Sheet 10 – Reduced, not to scale



16 Thomas North Elevation
16 Thomas South Elevation





16 Thomas East (rear) Elevation



16 Thomas West (front) facade

16 Thomas
Rear (East)
Façade

Below:
Left: East and
north facades

Right: North
facade

Bottom: Detail of
South Addition

